



December 26, 2018

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
102 Wrenwood Lane
TAX PARCEL NUMBER: 181-072-03
CASE NUMBER: 2019-003AD

Dear Mr. Shu:

Your requests for administrative variances to allow a principal building to encroach into the 30-foot minimum required (front) setback as required by the Ordinance, and shown on a Physical Survey of the property dated 12-05-2018, have been **granted** as follows:

- First story encroachment of 0.8 feet and second story encroachment of 1.5 feet into the 30-foot minimum setback on the front of the home in the area behind the concrete walk; and
- Encroachment of 0.5 feet of the corner of the home and garage on the front left side of the home into the 30-foot minimum setback.

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The proposed deviation was caused by an inadvertent error that occurred during the survey process for the residential structure.
2. The applicant's physical survey prepared by Robert E. Lee, PLS dated August 31, 2010, (Job #1228), for the closing of the property, does not show the 30-foot setback or note the encroachments.
3. The setback encroachment was discovered when a survey was completed on December 5, 2018, for the closing of the sale of the property by the current owners.
4. The encroachments are minor and will not be easily detectable or visible.
5. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

The administrative approval was granted under Section 4.107 (Delegated Authority) of the City of Charlotte Zoning Ordinance. If any permits are required, please make sure that the annotation of this section is noted on the permit application. Please retain this letter as documentation that the administrative variance for the encroachment was granted. If I can be of further assistance, please contact me at 704-336-8314.

Sincerely,

Lisa McCarter
Planning Coordinator